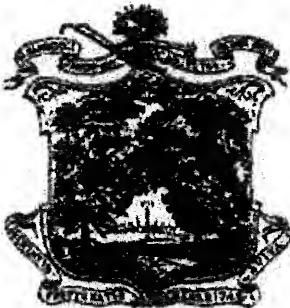


TOWN CLERK'S APPROVAL
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APPROVED

ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3616

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Andy Liam, Taipei-Tokyo
Property Address: 434 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: January 27, 2020, March 16, 2020, April 27, 2020

Date of Decision: April 27, 2020

20 Day Appeal Period Ends: June 15, 2020

Members
Approved

Opposed

Eugene B. Benson

[Handwritten signatures of three members of the board: a large signature above, and two smaller signatures below.]

Town Clerk's Certification

Date



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Town of Arlington, Massachusetts
Redevelopment Board
730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3616
434 Massachusetts Avenue, Arlington, MA 02476
Taipei-Tokyo

April 27, 2020

This Decision applies to the application by Andy Liam for Taipei-Tokyo, to open Special Permit Docket #3616 in order to approve signage in the B5 Central Business District. The Board reviewed and approved signage under Section 3.4, Environmental Design Review and Section 6.2 of the Zoning Bylaw. A public hearing was held on January 27, 2020 and continued on March 16, 2020 and April 27, 2020. A decision was issued at the April 27, 2020 hearing.

Materials reviewed for this Decision:

- Application for EDR Special Permit,
- Renderings of signage,
- Photographs of installed signage,
- Updated sign plan provided for continue hearing on March 16, 2020.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. A restaurant is allowed in the B5 Central Business District Zoning District.
2. A restaurant has operated in this location for many years, and is appropriately located in a major commercial district.
3. There are no exterior alterations proposed other than signage.
4. A restaurant has operated in this location for years without overloading any public utilities.
5. No special regulations are applicable to the proposed use.
6. The use does not impair the integrity or character of the neighborhood.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

There are no changes to the landscape as there are no proposed exterior alterations.

B. EDR-2 Relation of the Building to the Environment

There are no changes to the exterior of the building other than the new signage.

C. EDR-3 Open Space

There are no changes to open space.

D. EDR-4 Circulation

The existing circulation will not change.

E. EDR-5 Surface Water Drainage

There is no change to the exterior of the building that would change surface water run-off or drainage.

F. EDR-6 Utilities Service

There will not be any changes to utility service.

G. EDR-7 Advertising Features

Taipei-Tokyo installed three wall signs on the façade of their restaurant. Two of the wall signs measure 38.02 square feet and the third wall sign measures 60 square feet, which exceeds the maximum allowed in both size and number. The signs were installed with L-brackets drilled into the wall of the structure. The signs are illuminated by pre-existing external lighting, which direct the light downward.

Taipei-Tokyo will remove the copy on the left-most sign panel to maintain the panel without the lettering in this location and to provide consistency across the restaurant façade. The far right panel with the restaurant's name as copy will remain with a size of 60 square feet. The middle sign can be described as artwork as it does not convey a message per the definition of "Sign" in Section 2 of the Zoning Bylaw. It is sized at 38.02 square feet. For this location, one wall sign is allowed with a maximum of 40 square feet.

H. EDR-8 Special Features

There are not any changes to any special features.

I. EDR-9 Safety

There are not any changes that will impact personal safety.

J. EDR-10 Heritage

The existing structure is under the jurisdiction of the Arlington Historical Commission and signage must be reviewed and approved by the Commission.

K. EDR-11 Microclimate

There are no changes that will impact the microclimate.

L. EDR-12 Sustainable Building and Site Design

There are no changes proposed.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

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